

MINUTES OF THE WEEKLY MEETING
OF THE BOARD OF DIRECTORS
July 7, 2008

BOD PRESENT:

Ron Oliver
Jan Hicks
Ed Welt
Jane Lange

BOD ABSENT:

Donna Mulig

OTHERS PRESENT;

Ron Murphy

CALL TO ORDER by President Ron Oliver at 10 am.

CONFIRMATION OF A QUORUM: Ron, Jan, Ed and Jane present.

MINUTES FOR JUNE 23, 2008 tabled.

ANNOUNCEMENTS

1. Southwest Florida Water Management District announced that watering/irrigation is limited to one time per week.
2. On-site manager discussion. Ron polled the Board for a preliminary assessment. Jan and Ron are in favor of an independent on-site manager. Jane and Ed suggested an on-site manager with support from a property management company.
3. CDD Board of Supervisor appointments and elections. Seats carry a four year term. Seats #1 and #3 are to be appointments at the August CDD meeting. These will be 2 year terms due to the fact that the current supervisors for these two seats are resigning after serving 2 years. Seats #2 and #4 will be determined at the November general election. Seat #5 will be determined by election at the University Place Annual Meeting.

UNFINISHED BUSINESS

1. CDD issues:
 - a. Report of backed-up sewer drain on Planter's Knoll. Site inspection conducted. No problem noted.
 - b. Honore Gate and Pedestrian Gate not fixed. Ron Oliver to discuss with CDD personnel.
 - c. White aluminum fences installed by the developer to separate contiguous backyards need cleaning. CDD responsibility or HOA responsibility to be determined.
2. Recreation center:
 - a. Pool tiles and deck pressure washing to be completed as soon as possible.
 - b. Seven Oaks new cameras (infrared) to be completed this week.
 - c. Charles Town Landing camera system to be estimated.
3. Irrigation:
 - a. With rainfall amounts during the month of June and first week of July, the irrigation system has been turned off during periods of time following a large rainfall.
 - b. Ground fault errors continue to be an issue. Frank Lange and TLC will work with Tucor to determine if ground faults can be located before errors occur.
 - c. TLC is distributing a letter to all residents to include: current rainfall amounts, SWFMD restrictions and maintenance of yard sprinkler heads.

NEW BUSINESS

1. Architectural Review Committee (ARC) has asked the Board for direction to review the ARC forms. There are currently three forms: application, neighbor acknowledgement, neighbor comment.
2. University Place 2008 meeting dates were preliminarily set for:
 - a. October 4 (Saturday) Bonds Report
 - b. November 8 (Saturday) Budget Report and Proposal(Finance) and Candidate Presentations
 - c. December 6 (Saturday) Annual Meeting
3. University Place HOA distribution of reserve amounts: 2 CDs will be obtained (\$87,500 each) at 6 month and 9 month intervals. Jan made the motion to approve this process, Ron Oliver seconded, all approved.

4. Proposal for new building: The Board of Directors is researching this proposed project with attention to the financial feasibility, space requirements/use and site location. Ron Murphy briefed the Board on a preliminary site plan and architectural renderings.

ADJOURNMENT

Announced at 2:20pm; all in favor

Respectfully submitted:

Jan Hicks

Date

Next weekly meeting: July 14, 2008